HOUSING NOW
Charlottetown CMA

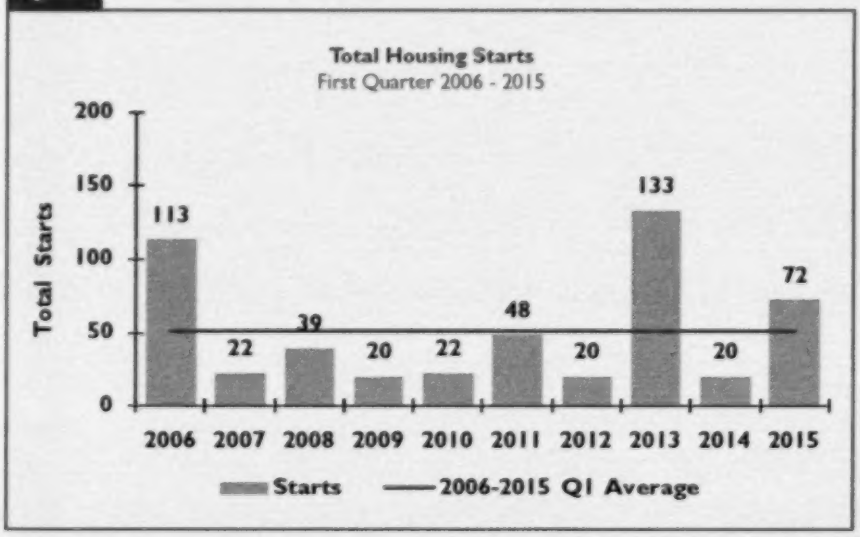
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2015

Highlights

- Total housing starts in Charlottetown increased in the first quarter of 2015
- There were 55 apartment starts in the capital region this year
- MLS® sales were down significantly during the first quarter

Figure 1



Source: CMHC

Table of Contents

1 Highlights

2 New Home Market

2 Existing Home Market

4 Spotlight Topic: Single-Detached Starts Maintain a Downward Trend

5 Map – Charlottetown Total Number of Starts

6 Housing Now Report Tables

7 Report Tables (7-22)

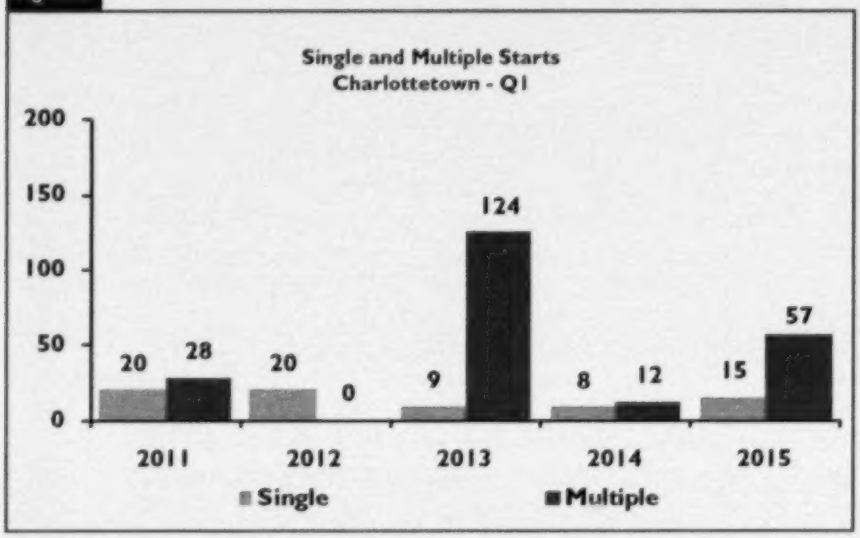
23 Methodology

25 CMHC – Home to Canadians

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Figure 2



Source: CMHC

New Home Market

Housing starts in the Charlottetown CA trended higher in the first quarter of 2015 as residential construction activity produced a total of 72 starts in the capital region during the first three months of the year compared to 20 units last year. Of the 72 units started during the first three months of the year, the majority were for the rental market, with 55 apartment starts.

Apartment construction was the primary driver of overall construction activity in the capital region between 2009 and 2013 with over 1,250 units breaking ground. As a result, approximately 45 per cent of all residential housing starts over this period were apartments. The above average increase in construction, however, quickly pushed supply beyond the level of existing demand, contributing towards a significant climb in the local vacancy rate. Faced with excess supply, the pace of apartment construction slowed in 2014 to 90 starts – the lowest level since 2008. The relatively modest expansion of the rental universe in 2014 allowed for the absorption of some of the excess supply. Furthermore, developers have increasingly responded to non-traditional demand from a growing number of retirees and empty nesters who are seeking new, higher end rental, as evidenced by the strong start to the 2015 construction season. The 55 apartment starts recorded during the first quarter were all located in Charlottetown City.

In the single-detached segment of the market, starts have steadily trended downwards since peaking in 2004. For the year, single starts in 2014 were at their lowest level in more than two decades. Despite fewer starts, the number of completed and unabsorbed units was high from a historic standpoint, hovering at levels not seen since the 1990's. As such, last year's pace of construction in the single-detached market likely pushed supply ahead of demand. In 2015, a strong start to the year in the single-detached market in the capital region resulted in 15 first quarter starts, up from 8 starts last year. Most of the 2015 starts were located in communities away from the Charlottetown CA's downtown area, with activity concentrated in Stratford, Cornwall and in the remaining regions of the CA. If starts remain ahead of last year's pace throughout the year, supply will be pushed further ahead of existing demand. The inventory of single-detached homes in Charlottetown remains largely unchanged from the first quarter of last year. There are currently 27 completed and unabsorbed singles compared to 25 last year. Of the 27 units of inventory the majority, 12 units, are located in the Town of Stratford. In Charlottetown City inventory currently sits at five units while in Cornwall, little inventory is available.

Despite a rise in first quarter single starts in the Charlottetown CA, the average absorbed price for a new single-detached home trended lower in 2015. As of the end of the first quarter, the average price was $322,982 compared to $344,694 last year. Though some of the price appreciation recorded in recent years can be attributed to increasing labour, material and construction costs, consumer preferences toward larger homes and high end finishes continue to maintain prices at current elevated levels.

Existing Home Market

During the first three months of 2015, overall MLS® sales in the Charlottetown area were down 23 per cent to 81 units sold. At the sub-market level, results were mixed during the quarter. The most significant change occurred in District 4, where first quarter MLS® sales were down 41 per cent to 32 units on a year-over-year basis. A significant decline in sales was also recorded in District 5, where first quarter MLS® sales were down 29 per cent to 15 units. In both sub-markets, first

quarter sales were down in all price ranges, pointing to a general decline in demand for existing homes in the downtown area and surrounding communities. This trend has evolved gradually in recent months.

MLS® sales were relatively stable in the remaining sub-markets. In District 7, first quarter sales were up two units to 27. In recent years, District 7 has generally been the most expensive sub-market in Greater Charlottetown. The addition of a large supply of new homes, with a significant share towards the higher end of the market, has positively impacted the average MLS® sale price as some recently built homes enter the resale market.

The significant fluctuations in sales at the sub-market level impacted the average MLS® sale price in the first quarter. The sub-markets that experienced a rise in the number of units sold, which would indicate stable or higher demand for existing homes, also experienced rising prices. In District 7, the region's highest price sub-market, the average resale price was up 11 per cent to $255,948. During the first quarter, the average price in most price ranges in District 7 trended higher. The largest increase, however, was for the most expensive homes, with the average MLS® sale price for homes above $300,000 rising nearly 12 per cent on a year-over-year basis. The most significant first quarter change in the average MLS® sale price was in District 6, with a 48 per cent, year-over-year increase to $205,143. The considerable increase was the result of minimal sales activity, with first quarter sales increasing by 2 units to 7 in 2015. As a result, the sale of a few significantly higher priced homes in 2015 was responsible for the sharp rise in the average MLS® sale price.

In the two remaining sub-markets, District 4 and 5, the first quarter average MLS® sale price declined in 2015, with respective drops of 10 and 12 per cent. In both sub-markets, first quarter price declines stemmed from lower prices for homes under $250,000 during the first three months of the year. Unlike District 7, where above average construction activity during the past decade has added a large number of new homes, the housing stock in District 4 and 5 tends to be older which can, in some cases, lead to reduced demand from potential home buyers who want to avoid having to make any renovations. Weakening demand also had a negative impact on pricing, as observed in these two sub-markets in 2015.

In terms of inventory, new listings in Greater Charlottetown were down 20 per cent during the first quarter of the year. Fewer homes were listed in most of the capital region's individual sub-markets. The lone exception was District 7, where new listings were up 12 per cent. Based on results from the first three months of the year in the local resale market, District 7 was the only sub-market where overall activity remained generally positive, with rising sales, prices and new listings.

Spotlight Topic: Single-Detached Starts Maintain a Downward Trend

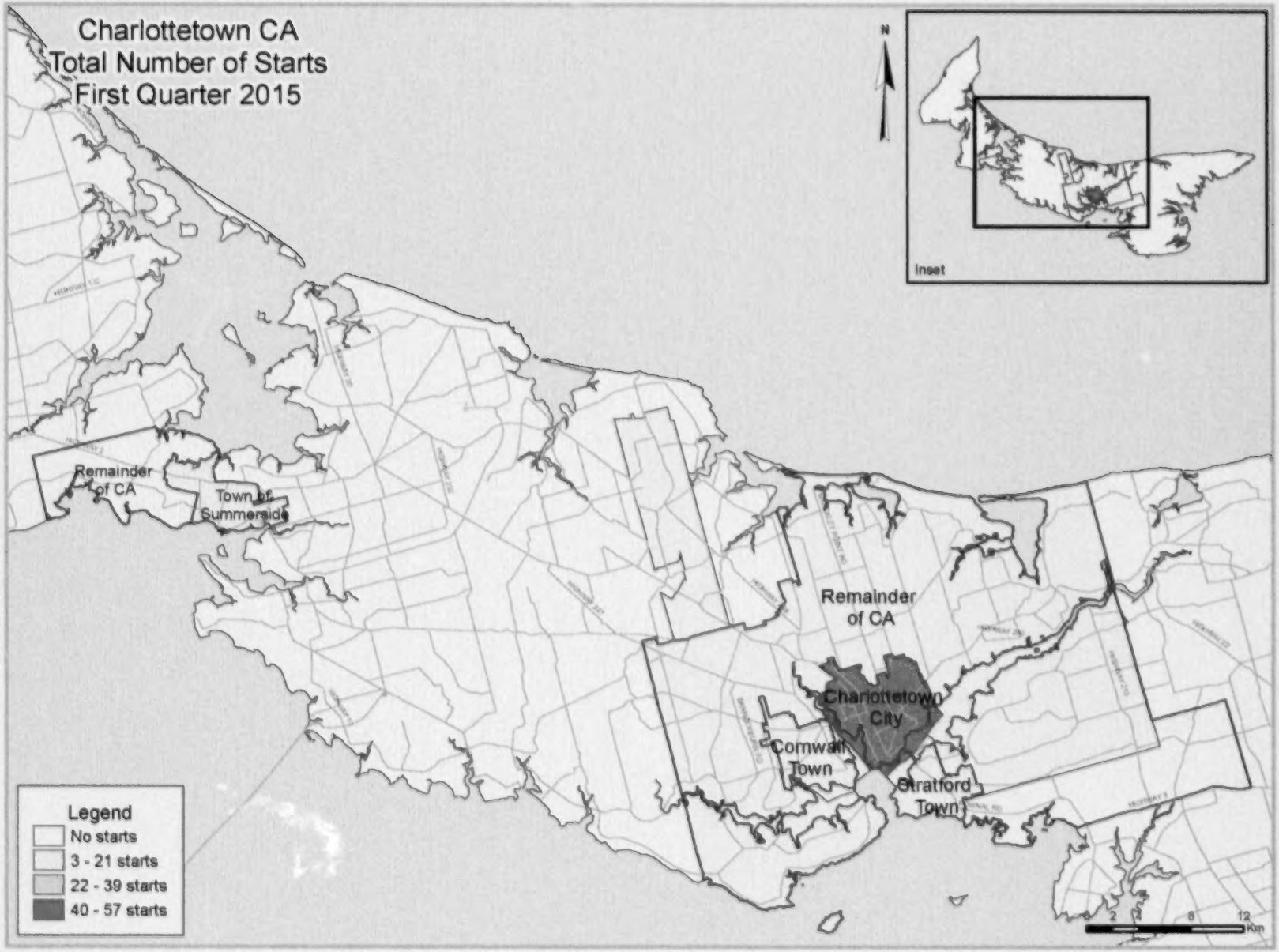
In the most recent cycle, single-detached starts in the Charlottetown CA peaked at 331 units in 2004. While this was not a record high, it was nonetheless one of the highest levels for single starts on record for the provincial capital. In subsequent years, single starts have consistently trended lower. Last year, single starts in Charlottetown were down to 138 units. This was the lowest total on record in more than two decades.

The decline in single-detached construction can, in part, be attributed to the price differential between building a new home and purchasing an existing home. For consumers opting for the resale market in 2014, the average MLS® sale price for a single-detached home in Charlottetown stood at $204,925. For existing homes less than five years old, which provide a better comparison to new homes, the average MLS® sale price was significantly higher at $260,795.

In terms of new home construction, the absorbed price for new homes was higher, at $303,812. Despite the variations in price points for existing homes that can occur in individual sub-markets, purchasing an existing home is generally more accessible to consumers from a financial standpoint than building a new single-detached home. Additional competition for new single-detached homes can also come from other home types, such as semi-detached and row units that offer the consumer a lower priced alternative to the traditional single-detached home. In Charlottetown, some consumers have also opted for condominium units, which provide a different lifestyle, with key attributes including favourable downtown locations and minimal maintenance requirements.

Due to rising out-migration stemming from sluggish economic growth and a weakening job market, the aging population phenomenon has accelerated in Atlantic Canada as a growing number of young people leave the region in search of improved career opportunities. While Charlottetown has benefitted from significant in-migration in recent years, it has not been able to avoid the shift to more in-migration from the older age groups. As the population ages, housing needs within the community have evolved considerably, with a shift in focus towards multi-residential dwellings. This ongoing evolution in consumer patterns has also contributed to the reduction in demand for newly-built single-detached homes.

The downward trend in single-detached construction in Charlottetown is therefore not the result of one specific change in the local market; it is a combination of changing consumer preferences, as well as demographic and economic factors. As a result, the recent downward trend in single-detached starts will likely remain in coming years.


Charlottetown CA
Total Number of Starts
First Quarter 2015
N
Inset
Remainder of CA
Town of Summerside
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Legend
No starts
3 - 21 starts
22 - 39 starts
40 - 57 starts
2
6
12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1.1	Housing Activity Summary of CA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1a: Housing Activity Summary of Charlottetown CA
First Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2015	15	0	0	0	0	0	2	55	72
Q1 2014	8	2	3	0	0	0	0	7	20
% Change	87.5	-100.0	-100.0	n/a	n/a	n/a	n/a	**	**
Year-to-date 2015	15	0	0	0	0	0	2	55	72
Year-to-date 2014	8	2	3	0	0	0	0	7	20
% Change	87.5	-100.0	-100.0	n/a	n/a	n/a	n/a	**	**
UNDER CONSTRUCTION									
Q1 2015	65	14	6	0	0	24	2	95	206
Q1 2014	64	12	13	0	0	81	3	98	271
% Change	1.6	16.7	-53.8	n/a	n/a	-70.4	-33.3	-3.1	-24.0
COMPLETIONS									
Q1 2015	34	2	0	0	0	0	0	2	38
Q1 2014	34	2	0	0	0	0	5	55	96
% Change	0.0	0.0	n/a	n/a	n/a	n/a	-100.0	-96.4	-60.4
Year-to-date 2015	34	2	0	0	0	0	0	2	38
Year-to-date 2014	34	2	0	0	0	0	5	55	96
% Change	0.0	0.0	n/a	n/a	n/a	n/a	-100.0	-96.4	-60.4
COMPLETED & NOT ABSORBED									
Q1 2015	27	0	0	0	0	8	n/a	n/a	35
Q1 2014	25	1	0	0	0	0	n/a	n/a	26
% Change	8.0	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	34.6
ABSORBED									
Q1 2015	33	4	0	0	0	0	n/a	n/a	37
Q1 2014	31	3	0	0	0	0	n/a	n/a	34
% Change	6.5	33.3	n/a	n/a	n/a	n/a	n/a	n/a	8.8
Year-to-date 2015	33	4	0	0	0	0	n/a	n/a	37
Year-to-date 2014	31	3	0	0	0	0	n/a	n/a	34
% Change	6.5	33.3	n/a	n/a	n/a	n/a	n/a	n/a	8.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Summerside CA
First Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2015	0	6	0	0	0	0	1	0	7
Q1 2014	2	0	0	0	0	0	8	0	10
% Change	-100.0	n/a	n/a	n/a	n/a	n/a	-87.5	n/a	-30.0
Year-to-date 2015	0	6	0	0	0	0	1	0	7
Year-to-date 2014	2	0	0	0	0	0	8	0	10
% Change	-100.0	n/a	n/a	n/a	n/a	n/a	-87.5	n/a	-30.0
UNDER CONSTRUCTION									
Q1 2015	3	8	13	0	0	0	0	0	24
Q1 2014	6	2	0	0	0	0	8	22	38
% Change	-50.0	**	n/a	n/a	n/a	n/a	-100.0	-100.0	-36.8
COMPLETIONS									
Q1 2015	4	2	0	0	0	0	1	26	33
Q1 2014	5	0	0	0	0	0	8	0	13
% Change	-20.0	n/a	n/a	n/a	n/a	n/a	-87.5	n/a	153.8
Year-to-date 2015	4	2	0	0	0	0	1	26	33
Year-to-date 2014	5	0	0	0	0	0	8	0	13
% Change	-20.0	n/a	n/a	n/a	n/a	n/a	-87.5	n/a	153.8
COMPLETED & NOT ABSORBED									
Q1 2015	0	0	0	0	0	0	n/a	n/a	0
Q1 2014	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q1 2015	0	0	0	0	0	0	n/a	n/a	0
Q1 2014	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2015	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2014	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q1 2015	2	0	0	0	0	0	0	55	57
Q1 2014	2	0	3	0	0	0	0	0	5
Stratford Town									
Q1 2015	3	0	0	0	0	0	0	0	3
Q1 2014	2	2	0	0	0	0	0	0	4
Cornwall Town									
Q1 2015	4	0	0	0	0	0	2	0	6
Q1 2014	1	0	0	0	0	0	0	7	8
Remainder of the CA									
Q1 2015	6	0	0	0	0	0	0	0	6
Q1 2014	3	0	0	0	0	0	0	0	3
Charlottetown CA									
Q1 2015	15	0	0	0	0		2	55	72
Q1 2014	8	2	3	0	0	0	0	7	20
UNDER CONSTRUCTION									
Charlottetown City									
Q1 2015	17	12	0	0	0	0	0	76	105
Q1 2014	14	8	9	0	0	57	0	91	179
Stratford Town									
Q1 2015	12	0	3	0	0	24	0	0	39
Q1 2014	19	2	0	0	0	24	0	0	45
Cornwall Town									
Q1 2015	8	2	0	0	0	0	2	19	31
Q1 2014	14	2	4	0	0	0	0	7	27
Remainder of the CA									
Q1 2015	28	0	3	0	0	0	0	0	31
Q1 2014	17	0	0	0	0	0	3	0	20
Charlottetown CA									
Q1 2015	65	14	6	0	0	24	2	95	206
Q1 2014	64	12	13	0	0	81	3	98	271

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q1 2015	7	2	0	0	0	0	0	2	11
Q1 2014	10	0	0	0	0	0	3	55	68
Stratford Town									
Q1 2015	10	0	0	0	0	0	0	0	10
Q1 2014	10	0	0	0	0	0	0	0	10
Cornwall Town									
Q1 2015	6	0	0	0	0	0	0	0	6
Q1 2014	2	0	0	0	0	0	0	0	2
Remainder of the CA									
Q1 2015	11	0	0	0	0	0	0	0	11
Q1 2014	12	2	0	0	0	0	2	0	16
Charlottetown CA									
Q1 2015	34	2	0	0	0	0	0	2	38
Q1 2014	34	2	0	0	0	0	5	55	96
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q1 2015	5	0	0	0	0	8	n/a	n/a	13
Q1 2014	10	1	0	0	0	0	n/a	n/a	11
Stratford Town									
Q1 2015	12	0	0	0	0	0	n/a	n/a	12
Q1 2014	9	0	0	0	0	0	n/a	n/a	9
Cornwall Town									
Q1 2015	1	0	0	0	0	0	n/a	n/a	1
Q1 2014	2	0	0	0	0	0	n/a	n/a	2
Remainder of the CA									
Q1 2015	9	0	0	0	0	0	n/a	n/a	9
Q1 2014	4	0	0	0	0	0	n/a	n/a	4
Charlottetown CA									
Q1 2015	27	0	0	0	0	8	n/a	n/a	35
Q1 2014	25	1	0	0	0	0	n/a	n/a	26

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q1 2015	6	2	0	0	0	0	n/a	n/a	8
Q1 2014	8	1	0	0	0	0	n/a	n/a	9
Stratford Town									
Q1 2015	10	2	0	0	0	0	n/a	n/a	12
Q1 2014	9	0	0	0	0	0	n/a	n/a	9
Cornwall Town									
Q1 2015	7	0	0	0	0	0	n/a	n/a	7
Q1 2014	1	0	0	0	0	0	n/a	n/a	1
Remainder of the CA									
Q1 2015	10	0	0	0	0	0	n/a	n/a	10
Q1 2014	13	2	0	0	0	0	n/a	n/a	15
Charlottetown CA									
Q1 2015	33	4	0	0	0	0	n/a	n/a	37
Q1 2014	31	3	0	0	0	0	n/a	n/a	34

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Charlottetown CA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394
% Change	6.9	45.5	n/a	n/a	n/a	-50.0	-100.0	-80.7	-15.6
2006	276	44	0	0	0	24	4	119	467
% Change	-8.3	-50.6	-100.0	n/a	-100.0	n/a	-75.0	**	4.2
2005	301	89	6	0	3	0	16	33	448

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	% Change
Charlottetown City	2	2	0	0	0	3	55	0	57	5	**
Stratford Town	3	2	0	2	0	0	0	0	3	4	-25.0
Cornwall Town	4	1	2	0	0	0	0	7	6	8	-25.0
Remainder of the CA	6	3	0	0	0	0	0	0	6	3	100.0
Charlottetown CA	15	8	2	2	0	3	55	7	72	20	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Charlottetown City	2	2	0	0	0	3	55	0	57	5	**
Stratford Town	3	2	0	2	0	0	0	0	3	4	-25.0
Cornwall Town	4	1	2	0	0	0	0	7	6	8	-25.0
Remainder of the CA	6	3	0	0	0	0	0	0	6	3	100.0
Charlottetown CA	15	8	2	2	0	3	55	7	72	20	**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Charlottetown City	0	3	0	0	0	0	55	0
Stratford Town	0	0	0	0	0	0	0	0
Cornwall Town	0	0	0	0	0	0	0	7
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	0	3	0	0	0	0	55	7

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	0	3	0	0	0	0	55	0
Stratford Town	0	0	0	0	0	0	0	0
Cornwall Town	0	0	0	0	0	0	0	7
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	0	3	0	0	0	0	55	7

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Charlottetown City	2	5	0	0	55	0	57	5
Stratford Town	3	4	0	0	0	0	3	4
Cornwall Town	4	1	0	0	2	7	6	8
Remainder of the CA	6	3	0	0	0	0	6	3
Charlottetown CA	15	13	0	0	57	7	72	20

Table 2.5: Starts by Submarket and by Intended Market
January - March 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	2	5	0	0	55	0	57	5
Stratford Town	3	4	0	0	0	0	3	4
Cornwall Town	4	1	0	0	2	7	6	8
Remainder of the CA	6	3	0	0	0	0	6	3
Charlottetown CA	15	13	0	0	57	7	72	20

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	% Change
Charlottetown City	7	10	2	2	0	1	2	55	11	68	-83.8
Stratford Town	10	10	0	0	0	0	0	0	10	10	0.0
Cornwall Town	6	2	0	0	0	0	0	0	6	2	200.0
Remainder of the CA	11	12	0	4	0	0	0	0	11	16	-31.3
Charlottetown CA	34	34	2	6	0	1	2	55	38	96	-60.4

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Charlottetown City	7	10	2	2	0	1	2	55	11	68	-83.8
Stratford Town	10	10	0	0	0	0	0	0	10	10	0.0
Cornwall Town	6	2	0	0	0	0	0	0	6	2	200.0
Remainder of the CA	11	12	0	4	0	0	0	0	11	16	-31.3
Charlottetown CA	34	34	2	6	0	1	2	55	38	96	-60.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Charlottetown City	0	0	0	1	0	0	2	55
Stratford Town	0	0	0	0	0	0	0	0
Cornwall Town	0	0	0	0	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	0	0	0	1	0	0	2	55

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	0	0	0	1	0	0	2	55
Stratford Town	0	0	0	0	0	0	0	0
Cornwall Town	0	0	0	0	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	0	0	0	1	0	0	2	55

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Charlottetown City	9	10	0	0	2	58	11	68
Stratford Town	10	10	0	0	0	0	10	10
Cornwall Town	6	2	0	0	0	0	6	2
Remainder of the CA	11	14	0	0	0	2	11	16
Charlottetown CA	36	36	0	0	2	60	38	96

Table 3.5: Completions by Submarket and by Intended Market
January - March 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	9	10	0	0	2	58	11	68
Stratford Town	10	10	0	0	0	0	10	10
Cornwall Town	6	2	0	0	0	0	6	2
Remainder of the CA	11	14	0	0	0	2	11	16
Charlottetown CA	36	36	0	0	2	60	38	96

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q1 2015	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	6	--	--
Q1 2014	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
Year-to-date 2015	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	6	--	--
Year-to-date 2014	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
Stratford Town													
Q1 2015	0	0.0	0	0.0	1	10.0	7	70.0	2	20.0	10	314,500	355,400
Q1 2014	0	0.0	0	0.0	2	22.2	2	22.2	5	55.6	9	--	--
Year-to-date 2015	0	0.0	0	0.0	1	10.0	7	70.0	2	20.0	10	314,500	355,400
Year-to-date 2014	0	0.0	0	0.0	2	22.2	2	22.2	5	55.6	9	--	--
Cornwall Town													
Q1 2015	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	--	--
Q1 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2015	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Remainder of the CA													
Q1 2015	0	0.0	1	10.0	3	30.0	6	60.0	0	0.0	10	289,500	276,670
Q1 2014	0	0.0	2	15.4	6	46.2	3	23.1	2	15.4	13	249,700	284,885
Year-to-date 2015	0	0.0	1	10.0	3	30.0	6	60.0	0	0.0	10	289,500	276,670
Year-to-date 2014	0	0.0	2	15.4	6	46.2	3	23.1	2	15.4	13	249,700	284,885
Charlottetown CA													
Q1 2015	0	0.0	2	6.1	10	30.3	16	48.5	5	15.2	33	289,700	322,982
Q1 2014	0	0.0	2	6.5	10	32.3	6	19.4	13	41.9	31	329,800	344,694
Year-to-date 2015	0	0.0	2	6.1	10	30.3	16	48.5	5	15.2	33	289,700	322,982
Year-to-date 2014	0	0.0	2	6.5	10	32.3	6	19.4	13	41.9	31	329,800	344,694

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
First Quarter 2015

Submarket	Q1 2015	Q1 2014	% Change	YTD 2015	YTD 2014	% Change
Charlottetown City	--	--	n/a	--	--	n/a
Stratford Town	355,400	--	n/a	355,400	--	n/a
Cornwall Town	--	--	n/a	--	--	n/a
Remainder of the CA	276,670	284,885	-2.9	276,670	284,885	-2.9
Charlottetown CA	322,982	344,694	-6.3	322,982	344,694	-6.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	First Quarter 2015			First Quarter 2014			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	81	$210,810	192	105	$211,942	241	-23%	-1%	-20%
District 4	32	$206,394	68	54	$229,813	98	-41%	-10%	-31%
District 5	15	$141,627	35	21	$160,743	49	-29%	-12%	-29%
District 6	7	$205,143	22	5	$138,380	34	40%	48%	-35%
District 7	27	$255,948	67	25	$231,060	60	8%	11%	12%
Summerside CA	30	$109,633	90	33	$149,889	74	-9%	-27%	22%
Total	111	$183,465	282	138	$197,103	315	-20%	-7%	-10%

Submarket	Year-to-date 2015			Year-to-date 2014			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	81	$210,810	192	105	$211,942	241	-23%	-1%	-20%
District 4	32	$206,394	68	54	$229,813	98	-41%	-10%	-31%
District 5	15	$141,627	35	21	$160,743	49	-29%	-12%	-29%
District 6	7	$205,143	22	5	$138,380	34	40%	48%	-35%
District 7	27	$255,948	67	25	$231,060	60	8%	11%	12%
Summerside CA	30	$109,633	90	33	$149,889	74	-9%	-27%	22%
Total	111	$183,465	282	138	$197,103	315	-20%	-7%	-10%

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

**District 4: Charlottetown City, Spring Park & West Royalty

**District 5: Sherwood, Parkdale, East Royalty & Hillsborough Parks

**District 6: Cornwall, North River & Winsloe

**District 7: Bunbury, Southport, Crossroads, Keppoch, Kinlock, Tea Hill, Alexandra to Cherry Valley

Source: PEI Real Estate Association

Table 6: Economic Indicators
First Quarter 2015

		Interest Rates			NHPI, Total, Charlottetown CMA 2007=100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	103.1	128.4	74.2	10.9	69.2	745
	February	595	3.14	5.24	102.7	129.2	74.2	11.0	69.2	761
	March	581	3.14	4.99	102.3	130.0	73.6	11.2	68.7	770
	April	570	3.14	4.79	102.3	129.6	72.9	11.2	68.2	771
	May	570	3.14	4.79	102.2	129.7	73.7	12.2	69.7	756
	June	570	3.14	4.79	101.9	129.6	73.9	9.9	67.9	751
	July	570	3.14	4.79	101.8	129.6	74.1	9.3	67.7	751
	August	570	3.14	4.79	101.8	129.4	74.4	9.4	68.0	749
	September	570	3.14	4.79	101.6	129.7	74.1	9.6	67.9	750
	October	570	3.14	4.79	101.6	129.8	74.5	9.3	68.1	754
	November	570	3.14	4.79	101.4	128.6	74.3	10.4	68.7	759
	December	570	3.14	4.79	101.8	127.5	73.1	11.1	68.1	765
2015	January	570	3.14	4.79	101.8	126.3	74	10.2	68.3	767
	February	567	2.89	4.74	101.8	127.7	74.1	10.1	68.3	959
	March	567	2.89	4.74		129.2	73.6	11.0	68.5	779
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2015 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

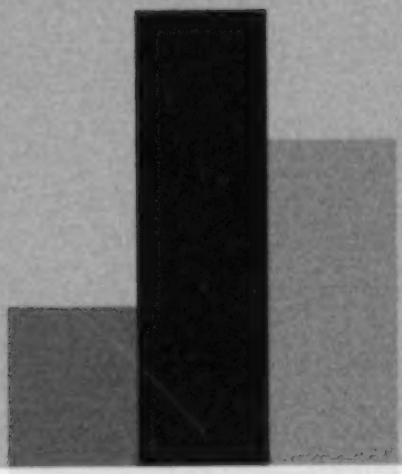
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64185_2015_Q02